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WARRANTY DEED

020745

Know ALL MEN BY THESE PRESENTS, that, Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by PRUDENCE H. MCMANN, whose mailing address is 82 West River Road, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain and convey unto the said PRUDENCE H. MCMANN her heirs and assigns forever:

TRANSFER
TAX
PAID

A certian lot or parcel of land located in Waterville, Kennebec County, Maine and situated on the westerly side of Country Way Road, being Homesite 2 of a plan of COUNTRY WAY, a development for John E. Nale dated November 17, 1986 and approved by the City of Waterville Planning Board on November 17, 1986, said homesite being bounded and described as follows to wit: Beginning at a steel pin on the westerly side of Country Way Road, said pin being at the northeasterly corner of Homesite 2 hereinafter described; thence southerly and along the westerly side of Country Way Road, a distance of ninety seven and nine tenths (97.9) feet, to a steel pin; thence southerly S 25 ° W, a distance of two hundred thirty and seven tenths (230.7) feet, to a steel pin; thence westerly N 83° 58' W, a distance of three hundred ninety four and three tenths (394.3) feet, to a steel pin; thence northerly N 28° 43' E, a distance of three hundred sixty and five tenths (360.5) feet, to a steel pin; thence easterly S 80° 50' E, a distance of three hundred forty eight and eight tenths (348.8) feet, to the point of beginning.

Subject to the protective covenants as delineated in "Country Way, a development for John E. Nale", dated November 17, 1986 and recorded in the Kennebec County registry of Deeds, file No. D87002, and being part of the same premises conveyed to Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale by Kershaw E. Powell dated December 30, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3085, Page 180.

Meaning and intending to convey Homesite 2 on a Plan entitled "Country Way, a development for John E. Nale", dated November 17, 1986 and recorded in the Kennebec Country Registry of Deeds, file no. D 87002, and being part of the premises conveyed to Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale by Kershaw E. Powell dated December 30, 1986, and recorded in the Kennebec County Registry of Deeds Book 3085, Page 180.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said PRUDENCE H. MCMANN her heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantee, her heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said PRUDENCE H. MCMANN, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, THOMAS J. NALE, RICHARD C. NALE, JOHN E. NALE AND MARK J. NALE, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 30 day of August, 1989.

Signed, Sealed and Delivered

in presence of

Alice M. Pearson

By Thomas J. Nale
Thomas J. Nale

Alice M. Pearson

By Richard C. Nale
Richard C. Nale

Alice M. Pearson

By John E. Nale
John E. Nale

Alice M. Pearson

By Mark J. Nale
Mark J. Nale

STATE OF MAINE
County of Kennebec

August 30 , 1989

Then personally appeared the above named Thomas J. Nale, Richard C. Nale, John E. Nale and Mark J. Nale and acknowledged the foregoing instrument to be their free act and deed.
Before me,

Cindy C. Haller
Notary Public/Attorney at Law



NOTARY PUBLIC
Cindy C. Haller, State of Maine
My Commission Expires Feb. 15, 1995

RECEIVED KENNEBEC SS.

1989 SEP -8 AM 9:00